

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 25, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-34465 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LORRAINE-WALD FAMILY TRUST - Request for a Variance TO ALLOW AN EXISTING FIVE-FOOT TALL SOLID WALL WITHIN THE FRONT YARD SETBACK WHERE THE TOP THREE VERTICAL FEET MUST BE OPEN on 0.45 acres at 2909 Coast Line Court (APN 163-08-220-003), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 2 (Wolfson)

C.C.: 08/05/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards

Motion made by VICKI QUINN to Approve subject to condition

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

VICKI QUINN, STEVEN EVANS, GLENN TROWBRIDGE, BYRON GOYNES, KEEN ELLSWORTH; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-MICHAEL E. BUCKLEY, RICHARD TRUESDELL)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, pointed out that the existing wall meets the maximum height allowed by the Code but is not open to allow visibility as required by Title 19. However, the wall is setback 10 feet and does not interfere with visibility of the public right-of-way. Staff recommended approval.

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The homeowner, JOHN WALD, appeared and thanked staff for their assistance, accepted the sole condition and asked for approval.

TODD FARLOW was shown a photo of the property as requested.

MR. WALD explained to COMMISSIONER GOYNES that he received approval from the homeowners association. Upon being notified by staff that the Code requires, within the setback, two feet of block wall with three feet open, a staff supervisor visited the property and the wall was allowed, based on the fact that other neighbors have similar walls and/or five feet tall landscaping to alleviate much of the view of City-owned utility equipment on their properties.

Both COMMISSIONERS EVANS and QUINN complimented MR. WALD on the design, and COMMISSIONER EVANS added that the property sits on a circuitous street and the wall is not intrusive.

CHAIR TROWBRIDGE declared the Public Hearing closed.

